

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Housing Authority of the City of Longview (Longview Housing Authority)</u> PHA Code: <u>WA007</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2011</u>					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: <u>1347</u>					
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
	PHA 1:				PH	HCV
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: Completed only at 5-Year Plan update.					
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. Completed only at 5-Year Plan update.					
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission. 4-111.C. Selection Method (HCV Administrative Policy), Local Preferences [24 CFR 982.207] <u>PHA Policy</u> The PHA will give priority to applicants presently residing in the Phoenix House that have successfully completed and graduated from an approved permanent supportive housing program. (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Copies of the 5-year and Annual PHA Plan are available at the main office of the Longview Housing Authority, two remote sites in Longview and Woodland, and on the LHA website at www.longviewha.org . All members of the Board of Commissioners as well as Management Staff, and Resident Advisory Board members are in possession of the Plan.					

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.</p> <p><u>Homeownership Program</u></p> <p>LHA permits eligible participants in the Section 8 HCV the option of purchasing a home with their Section 8 assistance rather than renting. Families may receive Section 8 Home Ownership assistance for up to 15 years on a 20 year or longer mortgage and 10 years for mortgages less than 20 years. In addition to the Section 8 Homeownership assistance, families may qualify for down-payment assistance from outside sources based upon availability.</p> <p>The PHA has demonstrated its capacity to administer the program by establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price come from the family's resources; requiring that financing for purchase of a home under its Section 8 homeownerships will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards and partnering with a qualified agency or agencies to administer the program.</p> <p>The HCV program has directly assisted 15 families in preparing for and purchasing homes. An additional 7 families were able to purchase at the time their voucher was no longer needed or shortly thereafter as a result of preparations while on the Section 8 FSS/HOP programs. 2 families are currently in the process of a home purchase. From 2009 -2013 we are forecasting 25 families will be able to realize homeownership with the assistance of the HCV program.</p> <p><u>SHARE Homeownership Program</u></p> <p>Longview Housing Authority (LHA), in partnership with cities, businesses and agencies in Cowlitz County is assisting low-income families in obtaining homeownership counseling, down payment and closing cost assistance, and help in purchasing and rehabilitating existing housing stock. Families participating in the program will also be investing their own time and labor in rehabilitating their homes, thus encouraging an on-going commitment to maintaining their homes and investing in their community. Participation in the SHARE (<i>Self Help and Rehab Equity</i>) Home-ownership Program is voluntary and each participant must meet the following eligibility requirements; 1. Homeowners are required to verify that their income meets low income limits as set forth by HUD (80% of Median Income); 2. They must be a first time homeowner, meaning that no member of the household has had an ownership interest in any residence during the three years preceding commencement of home ownership assistance. However, a single parent or displaced homemaker who, while married, owned a home with a spouse (or resided in a home owned by a spouse) is considered a "first-time homeowner"; 3. Each family must have three building partners that will commit to meeting the weekly building requirements. A minimum of 30 hours per family will be required per week (with the two partners required to contribute a minimum of 15 hr/week and friends, family, or others contributing the balance); 4. All homes must be located within the City of Longview, Washington; 5. At a minimum, the participant is required to provide \$750 as a down payment which must come from the family's personal resources, i.e. savings, IDA account or FSS Escrow.</p> <p>When a family becomes a participant in the SHARE Homeownership Program, there is increased buying power to purchase a home; comprehensive counseling and referral programs that help with budgeting, financing, and buying a home, along with post-purchase issues; referrals to pre-approved lenders and available funds to help with down payment and closing costs; assistance in choosing a home that will be a good match for the family and supervision in rehabilitation the home.</p> <p>SHARE has completed 15 homes under its rehab program. Homes have been located in the cities of Longview, Kelso (Cowlitz County), Chehalis and Centralia (Lewis County). Currently 2 homes are under rehabilitation while a third family is seeking lender pre-approval.</p> <p><u>Project-Based Vouchers</u></p> <p>LHA intends to "project-base" 51 Housing Choice Vouchers to create or preserve affordable housing in its jurisdiction. LHA intention is to apply for approval to attach a percentage of vouchers to new and existing family projects in Longview and Woodland (Cowlitz County), Castle Rock (Cowlitz County) and Raymond (Pacific County), Washington.</p>
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. <i>No Public Housing, Not Applicable</i>
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. <i>No Public Housing, Not Applicable</i>
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. <i>No Public Housing, Not Applicable</i>
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. <i>No Public Housing, Not Applicable</i>

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

According to the draft 2009-2013 City of Longview/Longview-Kelso HOME Consortium Consolidated Housing and Community Development Plan, housing needs of low, very low and extremely low income families in this jurisdiction face many challenges to achieving affordable housing. Among them are:

1. fewer available resources for essentials such as food, clothing & health care;
2. less available time for children due to attempts to increase income by increased work hours, which affects physical and emotional care;
3. inadequate housing which can pose health risks to children. Limited resources for food and health care which can lead to poor nutrition, chronic health problems and decreased school performance;
4. inability to meet housing and other essential household costs resulting in moving from unit to unit in an attempt to stay ahead of overdue bills;
5. spikes in utilities or other unexpected financial events that cause frequent moves or homelessness;
6. economic stress, unstable housing and frequent mobility results in frequent absences and poor school performance. Overall literacy is impaired, limiting future earning potential; housing that is affordable to low income persons is often concentrated in poor neighborhoods. High concentrations of poverty often result in greater risk of criminal behavior.

The Lewis County Consolidated Plan indicates homeless individuals with mental illness, substance abuse, domestic violence and criminal justice system involvement, and developmental disabilities are the most difficult segments of the population to serve.

The Pacific County Consolidated Plan indicates adequate housing for all income groups is not easy to achieve.

The elderly and very low income households should be identified as the priority target group most in need of subsidized housing in Wahkiakum County. (Source: Wahkiakum County Consolidated Plan).

Neighborhood Vitality/Location Using indicators of poverty and minority populations, high proportions of rentals and substandard housing conditions are concentrated in Longview within the Downtown, 3rd & Broadway, Tennant Way, the Highlands, and Olympic West, which also includes significant risk from foreclosures, high vacancies and deteriorated housing. (Source: 2009-2013 L-K Consolidated Plan). Of existing housing stock in Lewis County, over 1/3 of houses were built before 1950, which includes Pe Ell, Winlock, Chehalis and Vader. Close to 50% of housing stock in Centralia, Morton and Toledo are pre-1950 construction (Source: Lewis County Comprehensive Plan 1999). LHA staff observe older and deteriorated housing stock throughout the region.

Housing Affordability There are 4,414 low income cost-burdened households in the Longview-Kelso Consortium. More than two-thirds (69%) of them are renters. These are almost evenly split between those paying more than 30% of income for their housing (46%) and those paying more than half their income for housing (54%). Renters are twice as likely to be cost-burdened, paying more than 30% of their income for housing than homeowners. Renters are about three times more likely to have an extreme housing cost burden than homeowners. Of the 2,234 low-to-moderate income households who pay more than 50% of their income for housing, 70% are renters and 30% are owners. Low income renters carry a disproportionate share of cost burdens and extreme cost burdens than low-income homeowners (62% versus 44%). Among all low income renters, almost two-thirds (62.3%) are cost-burdened, whether at the 30% cost burden (1,474 renters versus 706 owners) or the 50% cost burden level (1,566 renters versus 668 owners). Less than half (44.5%) of all low income homeowners have a cost burden. Low income, disabled renters are most affected by housing cost burden and have the greatest affordability gap. There is a gap in the number of affordable housing units available for cost-burdened renters at the lowest economic range (with income of 0-30% of the area median income). That gap is 252 units. An additional gap of 303 units exists for cost-burdened renters in the next highest income bracket (at 31%-50% of area median income). The total unmet need for housing affordable to cost-burdened renters at 0%-50% of area median income in Longview-Kelso is 555 units. There are 551 very low income (income of 0-50% AMI) homeowners who bear an extreme cost burden. The number of all low-to-moderate income homeowners with an extreme cost burden is 668. There are 367 very low income homeowners with a cost burden of more than 30% but less than 50% of income. The total number of cost-burdened, very low income homeowners is 918 within the Longview-Kelso HOME Consortium. (Source: 2009-2013 L-K Consolidated Plan). LHA observes high number of affordable units in areas of high concentration of low-income households versus low number of affordable units in areas of low-concentrations of low-income households.

Housing Conditions/Quality Substandard housing conditions among low income renters are concentrated in the Large Family and in Small Family categories. It is most likely that overcrowding is the particular problem for Large Families, while other substandard conditions are most common for other household types. The potential for lead-based paint abatement are most evident in Downtown and Highlands. (Source: 2009-2013 Consolidated Plan) In Pacific County, 2000 U.S. Census indicates substandard housing in the county includes lack of complete plumbing, kitchen facilities and heating sources. (Source: Pacific County Consolidated Plan 2010) LHA Staff observations are consistent with Consolidated Plans from all regions.

Housing Problems & Disability/Accessibility It is evident that low income renters with a disability have a higher degree of housing problems. Extra-elderly and "other" renter households have a high incidence of housing problems at most income brackets. ("Other" includes any non-elderly household.) Disabled elderly renters have the least housing problems, regardless of income. The poorest homeowners (0%-30% of area median income) generally have the greatest housing problems among all low income homeowners. (Source: 2009-2013 L-K Consolidated Plan)

- o The 2004 Comprehensive Housing Affordability Strategy (CHAS) data indicates that there are 1,085 very low income persons who have some type of self-care or mobility limitation as well as a housing problem. When compared against the 453 units of housing/housing vouchers available to this group, a gap of 519 units exists. Some of this need may be addressed by home modifications. There are 170 very low income frail elderly renter households with some type of housing need, and 104 very low income disabled homeowners with a housing need. Many from each group may have their housing needs addressed through home modifications. There is a clear and compelling need for additional housing resources with supportive services for very low income persons who are also: (Source: 2009-2013 Consolidated Plan)
- o Physically disabled (519 units, estimated from CHAS data; some can be met by home modification);
- o Chronically mentally ill (unknown number of beds needed; 66 beds estimated from 2009 Point In Time Count);
- o Frail elderly (274 units needed, estimated from CHAS data);
- o HIV/AIDS (unknown number of beds needed; 5 estimated from Point In Time Count);
- o Safe and sober housing (unknown number of beds/units needed);
- o Housing options for victims of domestic violence (unknown number of units needed; 17 beds estimated from Point In Time Count); and
- o Permanent supportive housing for previously homeless with special needs (estimated at 69 persons from the 2009 Point In Time Count).

LHA staff determines the fear of and lack of supportive services to help frail elderly and disabled households navigate the complexities of resource providers is a primary barrier to housing success.

Racial & Ethnic Disparities Hispanic homeowners in most income groups experience very high rates of housing problems that meet the threshold for racial disparities. This is especially evident in families at the very lowest income levels and with elderly Hispanic households in the low income group. There are no Black homeowners in the very low Income categories. Therefore, it is not surprising to see a high rate (100%) of housing problems in the next highest income category (51-80% MFI), though the number is not large. There are no housing issues for Black owners above 80% MFI (Moderate Income), and none as well for Black renters earning above 30% of median family income. Hispanic renters experience significant housing disparities, particularly at the 0-50% income range. These are concentrated in two household types—families and other household types ("other" does not include families or elderly). Significant disparities in housing problems for Hispanic renters persist even at higher income levels, and are still concentrated in families and other household types. (Source: 2009-2013 L-K Consolidated Plan)

(continued on next page)

9.0	<p>(continued from previous page)</p> <p><u>Rental Housing Market/Supply & Location</u> The Longview MSA and King County have the highest concentration of studio apartments in Washington State. This is an affordable option that many choose because it offers the lowest rent level available. However, less than 500 of renter households within the Longview-Kelso HOME Consortium are small enough to have adequate living area within a studio apartment.. The 2000 census reported 570, with 479 of those in the Longview-Kelso area. Cowlitz also has a much greater relative share of 2-bedroom units, compared to other markets, but does not offer many units, relative to overall supply, for larger units offering 3 or more bedrooms. There were 570 studio apartments in Cowlitz County in 2000, with 479 of these located in the Longview-Kelso area, representing 84% of all such units. More than half of them (56%) are in Longview. As to the proportion of apartments units with three or more bedrooms, there were 2,908 such units in Cowlitz County in 2000, with 1,156 in Longview. The Longview-Kelso market area combined had 1,675 of these larger units, which comprised the bulk (57.6%) of the large-unit market. There was an increase of 278 housing units with two or more units between 2000 and 2008 within the Longview-Kelso area. The bedroom mix of these new units is not known. Survey data indicates that one-bedroom units are the most popular type across the state, accounting for 36.5% of all units. The vacancy rate of one-bedroom units in Cowlitz County is virtually zero, at present, indicating a very high demand for these units. In fact, in September 2008, Cowlitz County had the lowest vacancy rate of the 16 metro areas survey, at 1.4%. The only other markets reporting vacancies anywhere near this rate were Chelan-Douglas and Walla Walla. A healthy vacancy rate that offers some degree of housing choice would range between 5%-8% of the market. The current market in the Longview-Kelso area does not offer much choice to would-be renters. It is clear that Cowlitz County's rental apartment market is much tighter than the state market as a whole. Rentals are much harder to find than in the year prior, and the cost has increased significantly. In Cowlitz County, one bedroom units rent for \$77 more than they did during the preparation of the previous Consolidated Plan, in 2004. Renters are cost-burdened when they spend more than 30% of income for housing. Renters as a group are far more cost-burdened than homeowners; in fact, renters are twice as likely to have a housing cost burden of more than 30%, and three times as likely to have a housing cost burden exceeding 50% of their income. (Source: 2009-2013 Consolidated Plan). LHA staff determine the greatest need for housing is for student or single occupancy units and larger household units such as three or more bedrooms.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>Completed only at 5-Year Plan update.</p>

Additional Information. Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. LHA made progress in meeting our mission and goals in the following areas:

1. To provide quality leadership within the Community by participating on local committees: Staff actively participates in Housing First! Coalition, Housing Advisory Committee, Pathways 2020, AWAH, NAHRO, Cowlitz Substance Abuse Coalition, Lewis County Affordable Housing Network, Cowlitz County Housing Forum, Cowlitz Emergency Response Team and Cowlitz Asset Building Coalition.
2. LHA has written Admissions policy consistent with HUD's guidelines for screening applicants. Every applicant is screened for income eligibility, income targeting (80% of households must have income below 30% of AMI, which exceeds HUD's guidelines of 75%), criminal behavior, and negative behavior in previously assisted housing as reported to EIV. Staff will continue efforts to design and adopt policies that will reduce crime in assisted housing, address non-compliance by holding assisted families more accountable for failure to comply with family obligations. Based upon funding availability, staff actively pursues full HC Voucher and TBRA utilization.
3. Adjust payment standards according to budgetary restrictions: Staff regularly reviews the Key Management Indicators published in PIC, which demonstrates percentages of households and their percentage of Rent Burden. Rent Burden is determined by identifying the percentage of families that pay more than 30% of their adjusted income as their family share. When 40% or more of families pay more than 30% of their income, the PHA will consider increasing the payment standards above 100% of the Fair Market Rent. At this time LHA has payment standards for Cowlitz, Lewis and Wahkiakum jurisdictions at 100% of the FMR and Pacific County at 110% of FMR.
4. Assign minimum rents according to HUD's recommended guidelines: Minimum rents have been set at the maximum of HUD's recommended guideline of \$50.00.
5. Expand the supply of assisted housing by applying for additional rental vouchers: In June 2010, LHA was notified of an award of 25 Veteran's Affairs Supportive Housing Vouchers. LHA also pursued and received notification of funding for 35 Housing Choice Vouchers for Non-elderly, Disabled individuals and households that are currently institutionalized (Category 2). Staff anticipate full utilization of these vouchers within one year of the awards. Staff continue to apply for additional vouchers as NOFAs are presented.
6. Continued development and preservation of affordable housing by leveraging private or other public funds to create additional housing opportunities: LHA purchased and renovated USDA Rural Development 515 projects in Castle Rock and Kalama, Washington. Purchase of the Riverview Apartments and Columbia View Apartments assures continued affordability for 50 elderly and disabled, low and very low-income families. LHA expanded the Section 8 Homeownership and SHARE Homeownership programs into Lewis County. In 2008 and 2009 both programs successfully housed the first Lewis County families under these homeownership programs. In 2008 LHA received funds to begin a homeownership Down Payment assistance program. In 2008 LHA also received a Veteran's Administration Per-Diem grant and began conducting a Homeless Veterans Supportive Services program. In partnership with the Vancouver Washington VA Medical Center and the VFW Post 3017, two full time case managers perform case management services. Grant resources provide funding for transportation, emergency food and cleaning supplies for previously homeless veterans. LHA also partnered with the Drug Abuse Prevention Center to develop and build a \$3.2 million dollar, 24 unit project known as *Phoenix House*, designed to house and provide supportive services for formerly drug affected and post-partum homeless men & women and their children. LHA owns and manages the facility. This unique project brought together 14 separate funding sources including HOME and CDBG. The DAPC will provide for the service enrichment components and will be providing additional resources funded through the Washington Families Fund grant. DAPC and LHA have leveraged a significant amount of annual service funds and will have positive operating cash flow that will also be used to support services. These funds will come from the Community Trade and Economic Development Operations and Maintenance Funds, from the resident's contribution to the rent, from Cowlitz County House Bill 2163 funds, and local fund raising efforts.
7. Improving the quality of assisted housing and increasing housing choices by improving management functions: In 2006, and again in 2010, LHA performed a restructuring of management functions within the organization, which resulted in an increase in efficiency, staff morale and customer service. In doing so, we created a culture of continuous improvement and innovation that demonstrates cost-effectiveness, creates value, and diversifies revenues.
8. Conducting outreach efforts: LHA staff conducts annual informational training workshops: In 2010, LHA partnered with several local agencies to create and implement quarterly series of landlord workshops, based on topics of interest generated from previous trainings.
9. Increase supportive services to improve employability, and provide or attract supportive services to increase independence for the elderly or families with disabilities; Promoting self-sufficiency and asset development of assisted households: LHA continues to operate a very successful Family Self-Sufficiency program. Of 170 families that have graduated from the Family Self-sufficiency program, over \$516,000 has been paid out in escrow accounts, 101 families have successfully left the HCV program, and 48 families have gone on to homeownership. FSS staff actively participates in the local Asset Building Coalition which encourages asset development.
10. Ensuring equal opportunity and affirmatively furthering fair housing by providing continuous training opportunities for staff and undertaking affirmative measures to ensure accessible housing to all: LHA staff attend Fair Housing training annually.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

The following actions shall be considered to constitute a substantial deviation or significant amendment or modification:

1. A material change in the policies regarding the manner in which tenant rent is calculated in which the tenant will be adversely affected.
2. Any change with regard to homeownership programs.
3. A material change in the admissions policies with respect to the selection of applicants from/or organization of the waiting list.

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) No Public Housing, Not Applicable (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) No Public Housing, Not Applicable (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) No Public Housing, Not Applicable (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) No Public Housing, Not Applicable (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) No Public Housing, Not Applicable (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) No Public Housing, Not Applicable
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: **(i)** A description of the need for measures to ensure the safety of public housing residents; **(ii)** A description of any crime prevention activities conducted or to be conducted by the PHA; and **(iii)** A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

**PHA Certifications of Compliance
with PHA Plans and Related
Regulations**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2011

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ☐ 5-Year and/or ☒ Annual PHA Plan for the PHA fiscal year beginning, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.


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13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Housing Authority of the City of Longview PHA Number/HA Code – WA007

Annual PHA Plan for Fiscal Year 2011- 2012

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Bruce Fischer B. Jo Brewer	Title VICE Chairman, Board of Commissioners
Signature 	Date 6/27/2011

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 06/30/2011

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Longview Housing Authority

PHA Name

WA 007

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official <u>Bruce Fischer B. Jo Brewer</u>		Title <u>VICE Chairman, Board of Commissions</u>	
Signature <u>[Signature]</u>		Date <u>6/27/2011</u>	

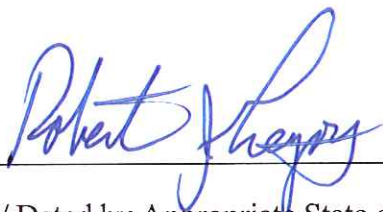
48

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB# 2577-0226
Expires 06/30/2011

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, **Robert J. Gregory, City Manager, City of Longview** certify that **2012 Annual Plan of
the Longview Housing Authority** is consistent with the **Consolidated Plan of
Longview-Kelso Consortium** prepared pursuant to 24 CFR Part 91.

 6 JULY 2011

Signed / Dated by Appropriate State or Local Official

RAB Comments 2012

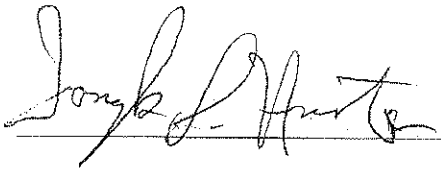
No changes, No comments

Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Douglas S. Hunter the HOME Program Manager certify that the Five Year and
Annual PHA Plan of the Longview Housing Authority is consistent with the Consolidated Plan of
State of WA - Dept. of Commerce prepared pursuant to 24 CFR Part 91.

 6/29/11

Signed / Dated by Appropriate State or Local Official

Attachment to PHA Annual Plan

Longview Housing Authority has implemented all parts of the Violence Against Women and Justice Department Reauthorization Act of 2005 (VAWA) as provided in PIH Notice 2006-23 dated 6/23/2006.

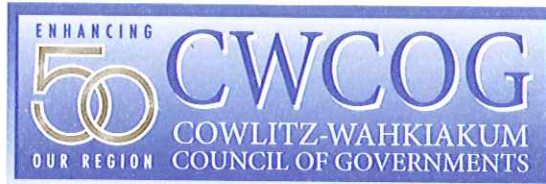
This act prohibits the eviction of, and removal of assistance from, certain persons living in public or Section 8-assisted housing if the asserted grounds for such action is an instance of domestic violence, dating violence, sexual assault, or stalking, as those terms are defined in Section 3 of the United States Housing Act of 1937 as amended by VAWA (42 USC 13925).

As required, Longview Housing Authority provided written notice with complete listing of tenant and owner rights to all participants, owners and property managers that are active participants on the Section 8 program or any other programs administered by Longview Housing Authority. In addition, LHA has modified its Administrative Plan to include definitions, requirements for notification and victim documentation, perpetrator removal or documentation of Rehabilitation and PHA confidentiality requirements.

RECEIVED

JUN 28 2011

96



Administration Annex ~ 207 4th Avenue N. ~ Kelso, WA 98626-4195

(360) 577-3041 ~ Fax (360) 425-7760 ~ www.cwcog.org

June 27, 2011

Christina M. Pegg, Executive Director
Longview Housing Authority
Joint Pacific County Housing Authority
1207 Commerce Ave.
Longview, WA 98632

Dear Chris,

The Council of Governments provides the following comments on the Longview Housing Authority's draft 2012 Annual Plan. Our comments are offered to identify opportunities to coordinate and collaborate on ways to meet the goals outlined in the 2009-2013 Longview-Kelso Consolidated Plan as well as the newly adopted 2011 Ten Year Plan Update. Our recommendations include a focus on two policy areas detailed below.

1) Conserve and increase the inventory of affordable housing stock and improve the condition of the existing housing stock in the urbanized areas of the county.

This approach could be implemented through taking advantage of current market opportunities for acquisition and rehabilitation of properties for sale, or at-risk of being converted to other uses, thus protecting the current supply. Given the loss of almost 250 affordable housing units in Longview over the past four years, there is now a greater need to secure additional affordable housing resources. This approach has the added benefit of improving the condition of neighborhoods identified in the 2009-2013 Consolidated Plan, including Downtown Longview, the Broadway & Third area, the Highlands, and the Olympic West neighborhood.

2) Increase accessibility to affordable housing for people in extreme need

Access to affordable housing can be enhanced through Housing Authority policy. The Ten Year Plan calls for broad targeting of housing to meet needs of people who are homeless. Targeting assistance to sub-groups within the homeless population results in fragmentation of the homeless delivery system. While one target population is better served with a narrow focus, many other groups remain in need. We encourage LHA to target broadly for projects intended to serve people who are homeless.

Another avenue for increased accessibility involves the designation of admissions preferences. An expansion of admissions preferences is noted in your 2012 draft plan, which includes Phoenix House residents who want to move to other permanent housing. Adding a Section 8 admissions preference for homeless persons who are ineligible for temporary rental assistance due to their limited capacity for self-sufficiency would allow them to tap the rental assistance program to get off the streets, and offer the opportunity to remain stably housed through the Section 8 program. We would encourage you to adopt the HUD Multifamily Housing recommendation issued in May 2011 to expand housing preferences for homeless persons (see attachment). In particular, we suggest expanding admissions preferences to include persons who are participating in a "housing first" program, where the client is moved directly into housing with transitional services that follow.

Criminal history exclusions are another policy opportunity to expand access to housing. HUD Secretary Shaun Donovan, as you probably are aware, recently sent letters to housing authorities across the country to urge reconsideration of restrictive policies that prohibit access to Section 8 vouchers due to criminal history. He requested PHAs to "allow ex-offenders to rejoin their families" in public housing or housing choice voucher programs, when appropriate (see attachment). Housing is essential to successful re-entry from jail and prison. Washington State now offers a funding bonus for continuums of care that offer housing to homeless people exiting systems of care, such as jail, prison, foster care, hospitals, psychiatric hospitals and treatment centers. Longview Housing Authority has an opportunity to expand through policy its admission preferences and restrictions that could help the Cowlitz County continuum of care achieve these objectives.

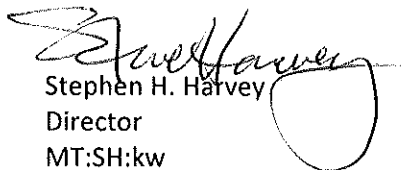
An additional area of need is the expansion of the Section 8 preference to include persons who are involuntarily displaced. Since 2008, Longview has lost 246 units in the affordable housing supply, without a compensating inclusion of additional units. Many, if not most tenants of units lost to the affordable housing supply may find suitable replacement housing without hardship, but there is always the possibility that some tenants may have more difficulty than others, due to their situation.

The conversion of Section 8 housing choice vouchers (HCV) to project-based vouchers (PBV) is another opportunity to expand access to housing. The plan indicates a total of 51 PBVs designated for Woodland, Castle Rock, and Longview, as well as other counties served by LHA. We urge you to consider expanding community partnerships by proactively soliciting proposals from Cowlitz Housing First Coalition members for project-based vouchers that could support upcoming projects in the updated Ten Year Plan.

Congratulations are due to LHA for pursuing other avenues to expand housing opportunities successfully. The award of 25 VASH vouchers and 35 non-elderly disabled housing choice vouchers is great news, and your diligence in pursuing these resources is appreciated. We also commend your continued success with the Family Self-Sufficiency Program, which is truly an asset to our community.

We hope that additional opportunities to expand access to affordable housing will be in the forefront as the board considers planning for the upcoming year.

Sincerely,


Stephen H. Harvey
Director
MT:SH:kw

Attachments

cc: George Raiter, Chair, Cowlitz County Board of Commissioners
Bob Gregory, Manager, City of Longview
John Brickey, Manager, Community Development Department

EVERYONE* deserves a place to call *HOME

As a leader in your community fighting homelessness
or as a critical affordable housing provider,

***YOU CAN* help stem the tide**

**Give homeless individuals and families
a chance at a comfortable, secure future**

Adopt a homeless admissions preference TODAY -

Contact your HUD Multifamily Project Manager:

Alaska (907) 677-9800

Idaho & Oregon (971) 222-2640

Washington (206) 220-5228

Do it TODAY!



HUD Multifamily Housing



Multifamily Alaska

(907) 677-9800

Multifamily Idaho and Oregon

(971) 222-2640

Multifamily Washington

(206) 220-5228

Taylor, Melissa - Work

From: National Reentry Resource Center [info@nationalreentryresourcecenter.org]
Sent: Thursday, June 23, 2011 2:47 PM
To: Taylor, Melissa - Work
Subject: HUD Director Encourages Public Housing Authorities to Grant Access to People with Criminal Records



the NATIONAL REENTRY JUSTICE CENTER
The Council on State Governments
RESOURCE CENTER

Supported by the Bureau of Justice
Assistance

HUD DIRECTOR ENCOURAGES PUBLIC HOUSING AUTHORITIES TO GRANT ACCESS TO PEOPLE WITH CRIMINAL RECORDS

U.S. Department of Housing and Urban Development (HUD) Director Shaun Donovan sent a letter last week to executive directors of public housing authorities (PHAs) clarifying HUD's position regarding people with criminal record's eligibility for public housing. In the letter, which was co-signed by Assistant Secretary for Public and Indian Housing Sandra B. Henriquez, Secretary Donovan encourages PHA executive directors "to allow ex-offenders to rejoin their families in the Public Housing or Housing Choice Voucher programs, when appropriate."

To view this important letter, [click here](#).

"Housing is at the top of the list of what people need to succeed when they return from prison," said Oklahoma Director of Corrections (and CSG Justice Center board member) Justin Jones. "We are very excited by this news in Oklahoma. It will contribute to public safety by helping people released from prison find a safe, affordable place to live."

PHA executive directors generally have discretion whether or not to admit people with criminal records to public housing. The only circumstances under which a PHA is required by law to ban a person from federally assisted housing is if he or she was convicted of methamphetamine production on the premises or is subject to a lifetime registration as a sex offender.

The letter from Secretary Donovan and Assistant Secretary Henriquez is one of several efforts by the federal government that demonstrates its commitment to prisoner reentry issues. Under the leadership of Attorney General Eric Holder, various federal agencies have come together as the Federal Interagency Reentry Council. To learn more about the Reentry Council, [click here](#).

"As President Obama recently made clear, this is an Administration that believes in



Longview Housing Authority

Christina M. Pegg, Executive Director

Making our Communities More Livable for Everyone

July 6, 2011

Stephen H. Harvey
Director
CWCOG
Administration Annex
207 4th Ave. N.
Kelso, WA 98626-4195

Dear Steve;

I would like to thank you for providing comments on the Longview Housing Authority's draft 2012 Annual Plan. I would also like to thank Melissa for taking the time to come to the public hearing to offer these comments to the Board and staff in person and to answer questions and provide clarification where needed.

Although we received these comments too late to institute changes to this year's Annual Plan, we will be discussing each of these in more detail internally and with the Board for possible future changes to the Plan. Our goal as an agency is to increase the supply of affordable housing in the communities we serve, and where possible, to combine that housing with supportive services for the most vulnerable individuals and families. We also strive to administer the programs we currently run, most notably the Section 8 Housing Choice Voucher Program, in a manner that maximizes the number of families we can serve. The number of families on our waiting list now numbers nearly 3000 with a wait of approximately 6 years. The establishment of preferences has a dramatic impact on the applicants' placement on the waiting list, so we weigh these decisions very carefully.

We will consider your recommendations to target a broader homeless population within our preference system and during development or acquisition of new or existing housing to serve low-income residents. We have attempted this in the past and found documentation to be an issue that severely taxed our partnering agencies. We are however open to discussing possible alternatives to the system we used in the past.

We will also reexamine our policies around admission for families with a criminal history. I understand the difficult issues around re-entry and exit from systems of care. The Board has had multiple discussions about this and each time has struggled with the need to balance the issuance of vouchers through preferences so that families and the working poor on our waiting list also have access to a voucher at some point.

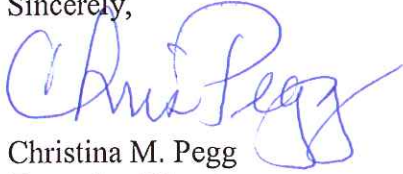
The Board also carefully considers each request to convert Section 8 Housing Choice Vouchers to project-based vouchers for the reason mentioned above; it further reduces the number of vouchers available to assist the large number of families currently waiting for assistance. We understand their value during development of projects that serve the Very-low and Extremely-low income populations. We will discuss this recommendation in greater detail with them.



Stephen H. Harvey
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July 6, 2011

Again, I thank you for your thoughtful comments. Please feel free to call if you want to discuss this in more detail. I will keep you informed of any proposed changes to our policies for further feedback.

Sincerely,

A handwritten signature in blue ink, appearing to read "Christina Pegg", with a stylized flourish at the end.

Christina M. Pegg
Executive Director